



Brownfields News Kansas

KDHE's Brownfields News is published to share brownfields success stories throughout the State of Kansas.

"Cool Off" at Aquatic Center on Brownfields Property in Derby

The city of Derby requested that the Kansas Department of Health and Environment (KDHE) conduct a Brownfields Targeted Assessment (BTA) at a property being considered for redevelopment as an aquatic center in March 2003. The BTA property had historically been utilized as an agricultural field.

Interest for the Aquatic Center was generated by SOAC, Supporters of the Aquatic Center, a grass root citizen interest group. Design for the Aquatic Center was donated by a consultant free of charge. The citizens of Derby then voted to approve a ½ cent sales tax increase to finance the Aquatic Center construction.

Because no environmental concerns were identified at the property during the BTA, the city of Derby has redeveloped the property as an aquatic park. The park consists of three pools including a zero entry pool, a lap/diving pool and a waterslide plunge basin. A 30-foot high water slide and a lazy river float area were also constructed.



Citizens of Derby cool off at revitalized brownfields property.

Leavenworth Receives EPA Cleanup Grant

The former Great Western Stove Company, now known as Tire Town, is the last operating industry in a 19th century manufacturing center located on the eastern edge of Leavenworth's scenic and historic downtown. The city of Leavenworth has proposed to convert this historically industrial neighborhood into a boutique style hotel and convention center supported by restaurants, retail shops, offices, and permanent residences.

Since the mid-1970s, this 180,000 square foot warehouse has been the distribution center and headquarters for Tire Town, Inc., the world's largest second market (used) tire dealer. The Tire Town project adjoins two city parks: The Landing (a Missouri River linear park) and Three Mile Creek Greenway, a liner park being constructed as a pedestrian walkway.

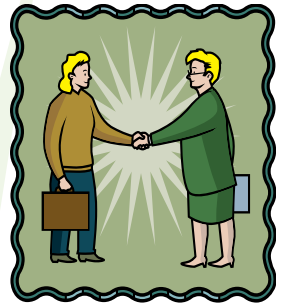
The city initiated brownfields redevelopment

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Meet the Staff

The Kansas Brownfields Program is managed by a team of professional geologists, scientists, and a research analyst. In addition to brownfields program responsibilities, these staff also receive funding from other state programs to manage contaminated "orphan" sites in Kansas. This column will introduce KDHE staff over the next several issues of the newsletter.



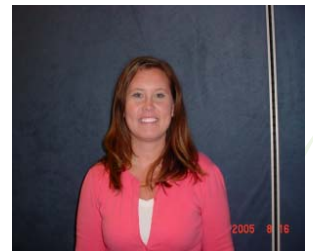
Maura O'Halloran, Professional Geologist

Maura O'Halloran is a project manager in the Orphan Sites Unit with responsibilities in both the Brownfields Program and the State Water Plan "Orphan Sites" Program. Maura is a licensed geologist with a Bachelor of Science degree in geology from Kansas State University. Before joining the Orphan Sites Unit in 2001, she worked seven years as a project manager for KDHE's Petroleum Storage Tank Trust Fund Program. Maura can be reached at (785)296-0268.



Whitney Nordstrom, Environmental Scientist

Whitney Nordstrom is project manager in the KDHE Brownfields program. She currently manages both Brownfields and Orphan Sites. Whitney received a Bachelors Degree in Environmental Science from the University of Kansas. Whitney just recently joined the KDHE staff in late May 2005. Prior to working at KDHE, she worked for an environmental consulting firm in Belton, Missouri. Whitney can be reached at (785)296-5519.



Things alter for the worse spontaneously, if they be not altered for the better designedly.

Francis Bacon

Property for Sale? List it on the RedevelopKS web site!



The RedevelopKS Initiative has been developed to assist Kansas communities market potential brownfields properties for sale in their communities.

Please visit the RedevelopKS web site at <http://www.redevelopks.org>

Kansas Voluntary Cleanup and Property Redevelopment Program

The KDHE Voluntary Cleanup and Property Redevelopment Program (VCPRP), created in 1997 to implement legislation, is designed to provide a mechanism for property owners, facility operators, prospective purchasers and local governments to address contaminated property through a streamlined process with guidance from KDHE. Participation in the VCPRP is intended to result in a No Further Action (NFA) determination issued to the voluntary party to alleviate environmental liabilities associated with contamination of property. KDHE can provide an NFA for a property that is investigated and/or cleaned up through the VCPRP when contamination is not found, is determined to be insignificant, or is cleaned up to approved levels. An NFA can also be provided for properties located adjacent to known contaminated sites or within contaminated corridors provided the applying property is not contributing to the contamination and the source property and resulting contamination is already being addressed. A Memorandum of Agreement (MOA) executed March 2, 2001 between KDHE and the Environmental Protection Agency provides additional assurance of relief from future

Federal liability for properties receiving an NFA through the VCPRP.

The VCPRP is truly a voluntary program in that a voluntary party is allowed to withdraw from the program at any time as long as the property is left in no worse condition from a human health/environment perspective than at the time of application. For more information on KDHE's VCPRP, a new VCPRP Manual has been developed and can be accessed via the internet at www.kdhe.state.ks.us/remedial. The VCPRP Coordinator can also be contacted with questions or requests for program information or a printed version of the new VCPRP Manual:

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Web Site: http://www.kdhe.state.ks.us/remedial/vcprp_unit.htm

Frequently Asked Questions

Q) What is a "brownfield"?

A) A "brownfield" is defined as: real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance. Basically, if someone thinks there might have been an environmental hazard, the property can be considered a brownfield.

Q) Does the city or Not-For-Profit agency have to own the property for KDHE to conduct an environmental assessment on the property?

A) No, the city or not-for-profit agency applying to have a BTA conducted on a property only needs to illustrate to KDHE that redevelopment of the property will benefit their community.

Q) Why should communities care about redeveloping brownfields?

A) Many brownfields properties are in desirable locations near city centers. These properties often cost less to purchase. Most of all, redevelopment of brownfields properties provide great value to the community by supporting commercial and/or industrial jobs and improving the tax base or, when appropriate, by providing recreational or leisure opportunities, retail development, increased tourism, and by preventing urban sprawl.



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The Tire Town Building as it stands today.

ment efforts in their community in 2001 when they applied for a Brownfields Targeted Assessment (BTA) to be conducted at the Heritage Court property, located adjacent to the current Tire Town Project. KDHE conducted the assessment and the city subsequently applied to KDHE's Voluntary Cleanup Program (VCP) after minimal gasoline contamination was identified in soil. The property was successfully cleaned up and is currently the location for the C.W. Parker Carousel Museum.



After the success of the BTA project, the city applied directly to EPA and received a \$100,000 assessment grant to evaluate conditions at the Tire Town project site. Initial Phase II information indicated that limited cleanup activities would be necessary prior to redevelopment.

To keep the project active, Leavenworth has applied for and received an additional \$100,000 EPA Cleanup Grant to address contamination identified in the Phase II assessment.

Issue #3

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Summer 2005

Kansas Brownfields Program

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264-27